



PLANNING COMMISSION ACTION MINUTES

CITY HALL – COUNCIL CHAMBER
68700 AVENIDA LALO GUERRERO
CATHEDRAL CITY, CA 92234

DATE: SEPTEMBER 7, 2005

TIME: 6:30 P.M.

PLANNING COMMISSIONERS

SONJA S. MARCHAND, CHAIR

STAN BARNES, VICE-CHAIR

LEE STARK, COMMISSIONER

BILL CUNNINGHAM, COMMISSIONER

COMMISSIONERS PRESENT: Marchand, Barnes, Cunningham and Stark

COMMISSIONERS ABSENT: None

STAFF: Joe Richards, City Planner and Rich Malacoff, Associate Planner

PUBLIC HEARINGS

ITEM #1

CASE NO: Tentative Tract
Map No. 33763

APPLICANT: Jeff Morris MDI West
Russ Nelson, Regency Shopping
Centers

STAFF PLANNER: Rich Malacoff,
AICP

LOCATION: Northwest corner of Vista Chino and Landau Boulevard

ZONING: PCC (Planned Community Commercial) District

REQUEST: Request to merge the 9 existing lots into six commercial lots in the PCC (Planned Community Commercial) District.

MOTION: To recommend that the City Council APPROVE Tentative Tract Map No. 33763 and the associated Mitigated Negative Declaration subject to the attached conditions of approval

Motion: Barnes Second: Cunningham

CHANGES TO Condition 4.1
CONDITIONS:

Fire flow requirements for a Commercial Subdivision shall be determined on an individual basis by the Fire Chief/Fire Marshall utilizing Table IIIA of 2001 California Fire Code.

Condition 5.5

~~All required street or public improvements shall be shown on either the precise grading plan or a separate street improvement plan, to be approved by the City Engineer prior to issuance of any permits or work commencing on the site. All public improvements shall be completed prior to the issuance of a final occupancy permit on any of the proposed buildings. Any relocation or modification of any existing facility in the public right of way to accommodate the new driveway or sidewalks shall be at the applicant's expense.~~

All required street or public improvements shall be shown on either the rough grading plan or Final Map. A precise grading plan including the improvements or separate street and improvement plans, are to be approved by the City Engineer prior to issuance of any permits or work commencing on the site

Conditions 5.6 and 5.7

~~All public utility easements shall be offered for dedication and shown on the Final Map or by separate instrument as approved by the City Engineer, prior to the approval of the final map.~~

~~Prior to the final map approval, the Applicant shall submit to the City Engineer an engineered soils investigation report to confirm the status of grading, compaction of soil, extent of existing cut and fill areas. The report should specifically recommend any soil remediation that might be necessary to mitigate previous biological materials and waste or any abandoned water/irrigation systems. The report shall also address conditions mentioned elsewhere.~~

Approved: 3 - 0
AYES: Marchand, Barnes and Cunningham
NOES: None
ABSTAIN: Stark
ABSENT: None

ITEM #2

CASE No: General Plan Amendment No. 04-001

APPLICANT: Jeff Stein, Gazelle Development **STAFF PLANNER:** Rich Malacoff,
AICP

LOCATION: Southwest corner of Quijo Road
and Landau Boulevard

REQUEST: To change the General Plan from Neighborhood Commercial to High
Density Residential on approximately 8.5 acres

MOTION: To continue to the Meeting of October 5, 2005

VOTING RESULTS: Approved/Disapproved:
AYES:
NOES:
ABSTAIN:
ABSENT:

ITEM #3

CASE NO: Change of Zone No. 04-001

APPLICANT: Jeff Stein, Gazelle Development **STAFF PLANNER:** Rich Malacoff,
AICP

LOCATION: Southwest corner of Quijo Road
and Landau Boulevard

REQUEST: To change the Zoning Designation from PCC (Planned Community
Commercial) to R-3 (Multiple Family Residential) District on approximately
8.5 acres

MOTION: To continue to the Meeting of September 21, 2005

VOTING RESULTS: Approved/Disapproved:
AYES:
NOES:
ABSTAIN:
ABSENT:

ITEM #4

CASE NO: Design Review No. 04-020

APPLICANT: Jeff Stein, Gazelle Development **STAFF PLANNER:** Rich Malacoff,
AICP

LOCATION: Southwest corner of Quijo Road
and Landau Boulevard

ZONING: Currently the zoning is PCC (Planned Community Commercial) District and
being proposed for R-3 (Multiple Family Residential) District

REQUEST: To construct 144 Multiple Family Residential Units

MOTION: To continue to the Meeting of September 21, 2005

VOTING RESULTS: Approved/Disapproved:

AYES:

NOES:

ABSTAIN:

ABSENT:

ITEM #5

CASE NO: Conditional Use Permit 05-008

APPLICANT: Hugh Kaptur

STAFF PLANNER: Ken Davis

LOCATION: 36193 Date Palm Drive

ZONING: PCC (Planned Community
Commercial)

REQUEST: To construct a 5,832 square foot multi-tenant commercial building with a
drive-through.

MOTION: Approve subject to attached conditions

Motion: Cunningham Second: Barnes

VOTING RESULTS: Approved: 4 - 0

AYES: Marchand, Barnes, Cunningham and Stark

NOES: None

ABSTAIN: None

ABSENT: None

DISCUSSION ITEMS

Planning Commission Rules and Procedures, Amended September 7, 2005 and approved.

ADJOURNMENT

The meeting was adjourned at 6:48 p.m.

The next regularly scheduled meeting of the Planning Commission will be held on September 21, 2005 at 6:30 p.m., at the City Hall Council Chamber, located at 68-700 Avenida Lalo Guerrero, Cathedral City, California 92234.

NOTE TO THE PUBLIC:



IN COMPLIANCE WITH THE AMERICANS WITH DISABILITY ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT THE PLANNING DEPARTMENT AT (760) 770-0370. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING. [28 CFR 35.104 ADA TITLE II]